



**Bisley Road, Stroud, Gloucestershire, GL5 1HS**

**Offers In The Region Of  
£550,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**



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## Offers In The Region Of

**£550,000**

**\*\* CHAIN FREE \*\*** Hunters Estate Agents are delighted to offer this sizeable four-bedroom detached house located in a highly sought-after location. This property provides easy access to public transport links, making it the perfect home for families looking for a well-connected yet popular residential area. The house built in the 1960's, is in need of updating, and is a unique opportunity for those who wish to put their own stamp on a home. With potential to improve and enlarge, it offers an exciting project to create a home that truly reflects your style and meets your family's needs. The ground floor comprises a spacious reception room/dining room (once 2 rooms) which promises to be a fabulous entertainment space for hosting family and friends. The kitchen breakfast room offers unlimited potential to design a kitchen area to your liking. On the upper floor, four double bedrooms await, promising ample space for a growing family. A single bathroom serves these rooms, with the space available to create additional bathroom facilities. The property also boasts a single integral garage, providing secure parking or additional storage space. The attic is very large and offers great potential to extend into. Further enhancing the appeal of this house is its garden, offering a sizeable outdoor space to enjoy in the warmer months. In conclusion, this property is perfect for families looking for a home that they can shape according to their own tastes and requirements, in a location that blends convenience with desirability.





#### Hunters Stroud GOLD Award Winners

We are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award at the British Property Awards 2024. We also won the award in 2023 and 2021. So if you would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at [stroud@hunters.com](mailto:stroud@hunters.com) for a free valuation.

#### Amenities

The historic town of Stroud and meeting point of the 5 valleys is a well-known centre for arts and crafts as well as its weekly Farmers Market just along from our office; recently voted the best in the country. An annual textile festival is held in the town as well as various exhibitions at the Subscription Rooms and at The Museum In The Park. Stroud is served by 5 major supermarkets including Waitrose and Tesco and has state Grammar Schools, for boys and girls, and Archway School, a mixed sex Comprehensive Secondary School. Nearby are several Independent Schools such as Beaudesert Park School in Minchinhampton, Wycliffe College in Stonehouse and the prestigious Cheltenham College and Cheltenham Ladies College are approximately 30 minutes away. There are also some great primary schools including, Stroud Callowell Primary School. Stroud has good transport links with London Paddington only 90 minutes (approx.) by train and Bath and Bristol circa 45 minutes by car. The M5 and M4 links take you East, West, North and South, ideal for commuters and those family weekends away.

#### Hallway

Double glazed front door, radiator, staircase with under stairs cupboard.



#### WC

Double glazed window to the front, close WC, wash basin, heated towel rail.

#### Sitting Room/Dining Room

25'5" x 16'9" max

Large double glaze window to the front with valley views, 3 radiators, 2 fixed double glazed windows to the side, double glazed patio door to the garden, open fire with stone surround, two doors into the hallway as originally this room was two separate rooms.

#### Kitchen Breakfast Room

14'9" x 11'9"

Selection of wall and base units with worktops over. Stainless steel sink, plumbing for washing machine, built-in electric oven and hob with extractor hood over. Floor mounted gas fired boiler, provision for a wall mounted TV, space for refrigerator. Double glazed door with cat flap to side, double glazed window looking onto the garden, Radiator, breakfast bar and a larger cupboard.

#### First Floor Landing

Access to loft via pulldown ladder. Airing/linen cupboard with hot water cylinder.

#### Bathroom/Shower Room

7'7" x 7'1"

With coloured suite to include a corner shower, wash basin with storage beneath, panelled bath with tiled splashback, heated towel rail, double glazed window to the front with valley views, wall mounted electric heater.



#### Master Bedroom

14'6" x 13'2"

Double glazed window to the front with valley views, fixed double glazed window to the side also with views, radiator.

#### Bedroom 2

14'7" x 11'8"

Fitted wardrobes and shelving, radiator, double glazed window overlooking the garden, fixed double glazed window to the side.

#### Bedroom 3

15'4" x 9'6"

Double glazed windows window to the front with Valley views, radiator, built-in double wardrobe.

#### WC

Low-level WC, opaque double glazed window.

#### Bedroom 4

13'0" x 8'9"

Double glazed window to the rear, radiator, built-in wardrobes and shelves.



#### Attic Areas

21'3" x 11'9" + 12'0" x 10'7"

The attic is huge and offers great potential! Currently two areas with a partition in between. Two single glazed windows, light and power.

#### Outside

##### Sheltered Lean-To

To the right hand side of the house a covered area wraps around to the rear incorporating an outside tap. New wooden doors have been fitted leading onto the driveway and there is a door leading into the integral garage. Also, an integral store to the rear with power and light.

##### Front Garden & Driveway

Laid to lawn with shrubs incorporated. A concrete sloping driveway swings around to the front of the house and in front of the garage. There is a covered open porch, side gate leading to the garden and double doors lead to the covered side area on the opposite side. There is also an outside tap and security light.

##### Rear Garden

A large garden with steps up to a lawn to the right with an area laid to stones on your left with plants interspersed. A pathway leads down to the bottom of the garden and gives access to a brick built workshop to the far right corner of the garden.



Garage  
Electric up and over door, door to covered side area, light and power.

Social Media  
Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

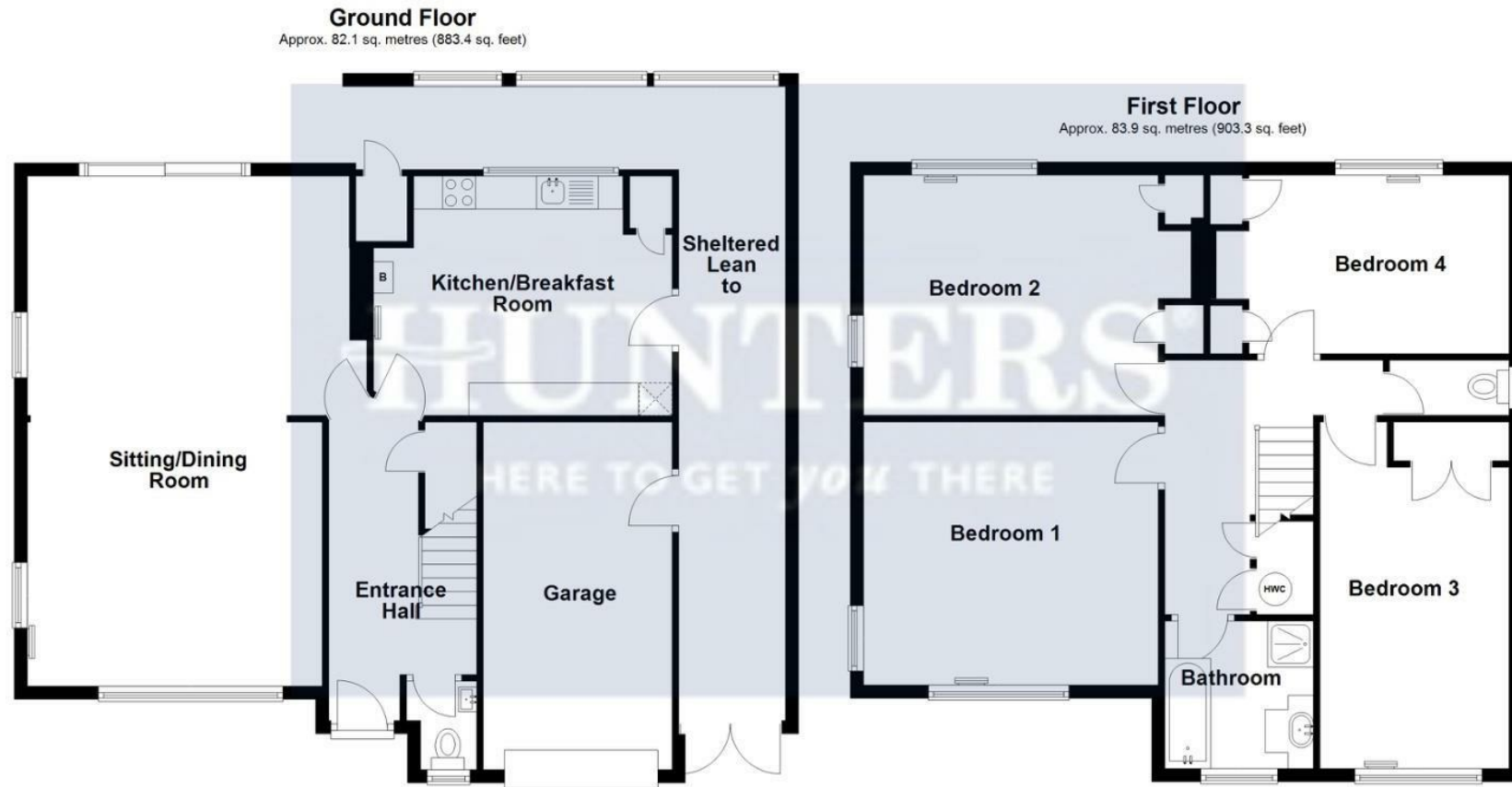
Council Tax Band  
Band E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	68
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

#### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Total area: approx. 166.0 sq. metres (1786.7 sq. feet)

### **Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters  
01453 764912 | Website: [www.hunters.com](http://www.hunters.com)

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